



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 26th October

Present:

Cllr Schofield
 Cllr Jasper
 Cllr Robinson
 Cllr Holt
 Cllr Hope (acting chair)

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Not present, Cllr: Wildsmith, Cllr Carpenter, Cllr Pierce (comments sent)</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>One member FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting that would have been held on Monday 12th October were accepted as a correct record of the meeting.</p>
5	<p>20/02239/HOU 8 Shaldons Way Fleet GU51 4ET Erection of a single storey front extension, widening of first floor front dormer window and replacement of door and window on ground floor side with window Comments required by 3 November</p> <p>OBJECTION Subject to submission of a dimensioned parking plan that meets Hart’s standards being submitted due to area available for parking being compromised by the front extension and previous loss of the garage</p> <p>20/02385/FUL The Millmede Minley Road Fleet GU51 2RB</p>

[Demolition of The Millmede and garage and the construction of one block of 7 flats \(1 x 3 bed and 6 x 2 bed\) with access alterations, parking, bin and cycle stores, landscaping, bridge and ancillary work](#)

Comments required by 4 November

OBJECTION

- Cannot identify changes to previous submission 20/1953/FUL
- .All principal drawings have the same date as previous submission.
- Previous comments stand
- Overall impact is three blocks of flats with very little amenity space, mostly parking and access
- All these developments are putting pressure on public amenity space and therefore should provide S106 contributions to increase recreation/park facilities
- The 2nd storey is of poor design, especially the gable
- Overdevelopment of plot. It appears that the current proposal encroaches on the adjacent development and reduces the parking provision on the adjacent development.

20/02391/LDC

40 Alton Road Fleet Hampshire GU51 3HN

[Application for a Lawful Development for an Existing single storey rear extension](#)

Comments required by 4 November

NO OBJECTION

20/02300/HOU

24 Haywood Drive Fleet GU52 7RZ

[Erection of a single storey side extension](#)

Comments required by 5 November

NO OBJECTION, but,

- Poor design of front elevation
- Subject to not building on tree root zone or tree roots being protected during excavation of the new foundations/during construction.

20/02408/FUL

Victoria House 18 - 22 Albert Street Fleet Hampshire GU51 3RJ

[Part two storey, part three storey building to create 9 no. flats \(4 x 1-bed and 5x 2-bed\) in the car park serving Victoria House and relocated vehicular access](#)

Comments required by 6 November

OBJECTION

- Inadequate on-site parking not achieving HDC recommended standard. This only exacerbates parking problems on Albert Street, especially if the pedestrianisation of Fleet Road continues.
 - only 11 spaces provided of 16 required
 - Question where is the adjacent parking referred to? The nearest car park is Church Road
- In breach of Policy GEN1 and FNP Policy 19.1 and 19.2
- Parking spaces 5,6,7 only accessible by reversing – access very restricted
- More flats - what is the evidence that Fleet needs more flats compared with the housing mix defined in the Local Plan?
- Internal bin store is very poor design and potentially unhygienic

- Mention of large balconies but what size exactly; define large?
- No real amenity space – the nearest park is the Views. More people increase recreational pressure
- Balconies overlooks the house on the other side of the road – loss of privacy
- Landscaping does not meet the 50% rule as set out in the Fleet Neighbourhood Plan Policy 15

20/01769/HOU

The Lake House 1 Attenborough Close Fleet GU51 2RP

[Erection of a single storey side extension to link property to garage and alterations to fenestration on garage](#)

Comments required by 9 November

NO OBJECTION

However design could be improved if the study front wall was set back half a brick so as to maintain the balanced look of the front of the house

20/02429/PRIOR

4 Montrose Close Fleet Hampshire GU51 3XB

[Erection of a single storey rear extension with flat roof and lantern](#)

Comments required by 2 November

OBJECTION

- Issue raised by neighbour that the existing building does not have a rear Dormer
 - rejected as part of an earlier planning application
- The application is only for a ground floor extension. Concern if the plan is approved as presented it will be used to permit the rear dormer.
- The plans need to be resubmitted to show the existing development and ONLY the single storey rear extension

20/02436/FUL

Bramshot Farm Country Park Bramshot Lane Fleet GU51 2RU

[Creation of wetland and alterations to existing footpaths to enhance visitor facilities in the Suitable Alternative Natural Greenspace \(SANG\)](#)

Comments required by 11 November

NO OBJECTION

20/02469/HOU

5 Guernsey Drive Fleet GU51 2TG

[Demolition of conservatory and erection of a single storey rear extension and insertion of window on side elevation](#)

Comments required by 12 November

NO OBJECTION

20/02487/FUL

2 Victoria Road Fleet Hampshire GU51 4DS

[Change of use from Office \(Class B1\(a\) to Residential \(Class C3\), to 8no flats \(6 x 1 bed and 2 x 2 beds\). Replacement and additions to existing doors and windows. Infill of 1st floor balconies. Replacement of tiled elevations with render finish](#)

Comments required by 13 November

OBJECTION

	<ul style="list-style-type: none"> • Ground Floor Unit 3 shop has had personal facilities including a toilet removed to increase residential space. Retail facility with no support facilities including a toilet is poor design • Inadequate parking – 6 x 1bed and 2 x 2 bed require 14 parking spaces in accordance with Hart’s recommendations PLUS parking for the retail units. Total parking area is roughly 12 x 12m = 144 sq. m. If area “packed with parking spaces at 2.4 x 4.8m max 12 spaces. In reality no more than 6 spaces. No parking plan is presented. • Very poor design to the Fleet Road elevation. • No accessible open space to any flat; no balconies and no amenity space. Post COVID this is unacceptable design. • In breach of GEN1 and Fleet Neighbourhood Plan Policy 10.1,10.2 and 10.8 • Details of rubbish bin location need submitting <p>20/02513/FUL 84 Connaught Road Fleet Hampshire GU51 3LP Construction of 2 x two bedroom dwelling houses with associated garages, parking and landscaping (following demolition of existing garage block Comments required by 13 November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • 4 existing flats - only 4 parking space provided; how many bedrooms?? Loosing 6 garage spaces? • Areas of no dig construction lifts levels by a min of 100 mm. How is this difference accommodated on site and how does it affect the access to Plot 2? • Positively this provides two small family houses rather than adding to the over supply of apartments.
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>N/A</p>
	<p>Date of Next Meeting</p> <p>9th November, 18:30 for 19:00 virtually</p>

Meeting closed: 7.55pm

Signed:.....

Date: